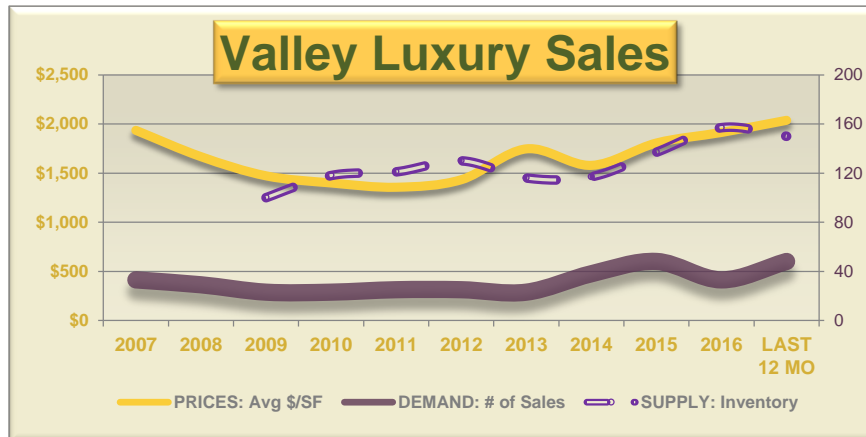




'Luxury' is defined as property priced over \$7.5 million, nearly always limited to single family homes or ranches.



<p>Inventory</p> <p style="font-size: 24pt;">150</p> <p style="font-size: 24pt; color: green;">-12%</p> <p style="font-size: 12pt;">from Sep 2016:</p> <p style="font-size: 24pt; color: green;">↓</p> <p style="font-size: 24pt;">170</p> <p style="font-size: 10pt;">Current Avg. Asking Price: \$15,409,753</p>	<p>Avg Sales Price/SF</p> <p style="font-size: 24pt;">\$2,036</p> <p style="font-size: 24pt; color: green;">4%</p> <p style="font-size: 12pt;">from Sep 2016:</p> <p style="font-size: 24pt; color: green;">↑</p> <p style="font-size: 24pt;">\$1,949</p> <p style="font-size: 10pt;">Current Avg. Asking Price/SF: \$2,429</p>	<p>Sales Last 12 Mo</p> <p style="font-size: 24pt;">48</p> <p style="font-size: 24pt; color: green;">37.1%</p> <p style="font-size: 12pt;">from Sep 2016:</p> <p style="font-size: 24pt; color: green;">↑</p> <p style="font-size: 24pt;">35</p> <p style="font-size: 10pt;">Average Sold Price: \$12,840,262 Median Sold Price: \$10,500,000</p>
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total luxury sales

	inventory		pending			closed					
	at 09/30/2017	at 09/30/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	150	18	48	37%	35	38	23	33	48	38	23
Dollar Volume	\$2,311,462,999	\$255,590,000	\$617,089,971	56%	\$394,946,943	\$487,929,971	\$225,236,943	\$354,396,943	\$611,035,833	\$458,717,886	\$320,643,000
Avg Price/SF	\$2,429	\$2,251	\$2,036	4%	\$1,949	\$2,109	\$1,986	\$1,913	\$1,806	\$1,578	\$1,746
Avg Price Paid			\$12,856,041	14%	\$11,284,198	\$12,840,262	\$9,792,911	\$10,739,301	\$12,729,913	\$12,071,523	\$13,941,000
Lowest Selling Price			\$7,500,000	0%	\$7,500,000	\$7,600,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Highest Selling Price			\$30,000,000	2%	\$29,500,000	\$30,000,000	\$15,000,000	\$24,000,000	\$29,500,000	\$26,000,000	\$44,000,000
Avg Asking Price	\$15,409,753	\$14,199,444	\$14,501,458	10%	\$13,133,800	\$14,509,868	\$11,152,087	\$12,157,364	\$15,176,083	\$13,298,989	\$15,951,304
Lowest Asking Price	\$7,500,000	\$8,995,000	\$7,800,000	-2%	\$7,950,000	\$7,800,000	\$7,975,000	\$7,975,000	\$7,500,000	\$7,750,000	\$7,595,000
Highest Asking Price	\$50,000,000	\$29,250,000	\$44,000,000	-11%	\$49,500,000	\$44,000,000	\$15,000,000	\$24,500,000	\$49,500,000	\$29,900,000	\$50,000,000
Avg Ask/Sold Discount			9.1%	-0.21	11.4%	8.6%	11.4%	11.2%	11.6%	9.1%	11.5%
Avg Days on Market	384	526	434	71%	253	465	242	263	303	303	414



aspen	inventory		closed								
	at 09/30/2017	at 09/30/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	104	13	43	48%	29	35	18	26	42	36	19
Dollar Volume	\$1,723,537,999	\$187,790,000	\$568,629,971	66%	\$342,001,943	\$461,129,971	\$183,991,943	\$291,491,943	\$530,535,833	\$441,317,886	\$231,912,500
Avg Price/SF	\$2,763	\$2,483	\$2,069	16%	\$1,777	\$2,137	\$1,773	\$1,749	\$1,777	\$1,585	\$1,601
Avg Price Paid			\$13,223,953	12%	\$11,793,170	\$13,175,142	\$10,221,775	\$11,211,229	\$12,631,806	\$12,258,830	\$12,205,921
Lowest Selling Price			\$7,500,000	0%	\$7,500,000	\$7,600,000	\$7,800,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Highest Selling Price			\$30,000,000	2%	\$29,500,000	\$30,000,000	\$15,000,000	\$24,000,000	\$29,500,000	\$26,000,000	\$27,000,000
Avg Asking Price	\$16,572,481	\$14,445,385	\$14,819,070	10%	\$13,511,483	\$14,840,714	\$11,308,222	\$12,359,346	\$14,563,262	\$13,485,044	\$14,238,684
Lowest Asking Price	\$7,500,000	\$8,995,000	\$7,800,000	-2%	\$7,950,000	\$7,800,000	\$7,975,000	\$7,975,000	\$7,500,000	\$7,750,000	\$7,595,000
Highest Asking Price	\$50,000,000	\$29,250,000	\$44,000,000	-11%	\$49,500,000	\$44,000,000	\$15,000,000	\$24,500,000	\$49,500,000	\$29,900,000	\$33,500,000
Avg Ask/Sold Discount			8.2%	-0.16	9.7%	8.1%	9.1%	9.0%	10.4%	8.9%	12.4%
Avg Days on Market	328	565	408	78%	229	427	202	240	295	300	392

snowmass village	inventory		closed								
	at 09/30/2017	at 09/30/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	27	3	3	-40%	5	3	4	4	4	2	3
Dollar Volume	\$319,365,000	\$41,350,000	\$26,800,000	-41%	\$45,445,000	\$26,800,000	\$33,745,000	\$33,745,000	\$39,850,000	\$17,400,000	\$61,730,500
Avg Price/SF	\$1,726	\$1,209	\$1,624	-9%	\$1,793	\$1,624	\$1,498	\$1,498	\$2,043	\$1,459	\$1,468
Avg Price Paid			\$8,933,333	-2%	\$9,089,000	\$8,933,333	\$8,436,250	\$8,436,250	\$9,962,500	\$8,700,000	\$20,576,833
Lowest Selling Price			\$7,650,000	2%	\$7,500,000	\$7,650,000	\$7,500,000	\$7,500,000	\$7,800,000	\$8,600,000	\$8,575,000
Highest Selling Price			\$10,100,000	-14%	\$11,700,000	\$10,100,000	\$10,595,000	\$10,595,000	\$12,000,000	\$8,800,000	\$44,000,000
Avg Asking Price	\$11,828,333	\$13,783,333	\$10,650,000	-1%	\$10,790,000	\$10,650,000	\$9,762,500	\$9,762,500	\$11,036,250	\$9,950,000	\$23,115,000
Lowest Asking Price	\$7,500,000	\$9,950,000	\$8,500,000	3%	\$8,250,000	\$8,500,000	\$8,250,000	\$8,250,000	\$8,250,000	\$9,950,000	\$9,450,000
Highest Asking Price	\$29,995,000	\$17,500,000	\$12,500,000	-16%	\$14,900,000	\$12,500,000	\$12,900,000	\$12,900,000	\$14,900,000	\$9,950,000	\$50,000,000
Avg Ask/Sold Discount			15.1%	0.03	14.7%	15.1%	13.0%	13.0%	8.5%	12.6%	9.6%
Avg Days on Market	452	471	916	137%	386	916	409	409	246	356	692

rural woody creek to missouri heights	inventory		closed								
	at 09/30/2017	at 09/30/2017	last 12 mo	change	prev 12 mo	2017 YTD	2016 YTD	2016	2015	2014	2013
Number	19	2	2	100%	1	0	1	3	2	0	1
Dollar Volume	\$268,560,000	\$26,450,000	\$21,660,000	189%	\$7,500,000	\$0	\$7,500,000	\$29,160,000	\$40,650,000	\$0	\$27,000,000
Avg Price/SF	\$1,501	\$1,781	\$1,805	-76%	\$7,560	\$0	\$7,560	\$3,723	\$1,913	\$0	\$5,326
Avg Price Paid			\$10,830,000	44%	\$7,500,000	\$0	\$7,500,000	\$9,720,000	\$20,325,000	\$0	\$27,000,000
Lowest Selling Price			\$8,250,000	10%	\$7,500,000	\$0	\$7,500,000	\$7,500,000	\$17,150,000	\$0	\$27,000,000
Highest Selling Price			\$13,410,000	79%	\$7,500,000	\$0	\$7,500,000	\$13,410,000	\$23,500,000	\$0	\$27,000,000
Avg Asking Price	\$14,134,737	\$13,225,000	\$13,450,000	-3%	\$13,900,000	\$0	\$13,900,000	\$13,600,000	\$36,325,000	\$0	\$27,000,000
Lowest Asking Price	\$29,900,000	\$13,950,000	\$9,900,000	-29%	\$13,900,000	\$0	\$13,900,000	\$9,900,000	\$32,750,000	\$0	\$27,000,000
Highest Asking Price	\$7,895,000	\$12,500,000	\$17,000,000	22%	\$13,900,000	\$0	\$13,900,000	\$17,000,000	\$39,900,000	\$0	\$27,000,000
Avg Original Price	\$0	\$0	\$13,800,000	-1%	\$13,900,000	\$0	\$13,900,000	\$13,833,333	\$41,125,000	\$0	\$27,000,000
Avg Ask/Sold Discount			21.6%	-0.53	46.0%	0.0%	46.0%	27.9%	42.6%	0.0%	0.0%
Avg Days on Market	589	360	257	-12%	293	0	293	269	573	0	0